



Project Application - Planning Division

Type of Application: ☐ Accessory Dwelling Unit ☐ Conditional Use/Minor Use Permit
☒ Design Review ☐ Hillside Area Construction Permit ☐ Minor Modification
☐ Special Permit ☐ Variance ☐ Other

Project Address: 1317 Paloma Ave **Assessor's Parcel #:** 026085100 **Zoning:** R1

Project Description:

DEMOLISH OF 1080 S.F. EXISTING ONE STORY SINGLE FAMILY HOUSE, AND NEW CONSTRUCTION OF 2962.4 LIVING AREA AND 451 S.F. DETACHED GARAGE AREA IN TOTAL 3413.4 S.F. IN A 6000 S.F. LOT

Applicant

Name: Ardalan Djalali
Address: 1670 El Camino Real, Apt 309
Menlo Park, CA, 94025
Phone: 650-387-9272
E-mail: ardalandjalali@aol.com

Property Owner

Name: Behzad Hadjian
Address: 1317 Paloma Ave,
Burlingame, CA, 94010



Architect/Designer

Name: Ardalan Djalai
Address: 1670 El Camino Real, Apt 309
Menlo Park, CA, 94025
Phone: 650-387-9272
E-mail: ardalandjalali@aol.com

Authorization to Reproduce Project Plans:

I hereby grant the City of Burlingame the authority to post plans submitted with this application on the City's website as part of the Planning approval process and waive any claims against the City arising out of or related to such action.

AD
(Initials of Architect/Designer)

Burlingame Business License #: 951862 * Architect/Designer must have a valid Burlingame Business License.

Applicant: I hereby certify that the information given herein is true and correct to the best of my knowledge and belief.

Applicant's signature: _____ **Date:** 04/06/2022

Property Owner: I hereby authorize the above applicant to submit this application to the Planning Division.

Property owner's signature: _____ **Date:** _____

Date Application Received: _____

RECEIVED 4/6/2022

APR 4 2022

CITY OF BURLINGAME
CDD-PLANNING DIV.

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CDD-PLANNING DIV.
www.burlingame.org

City of Burlingame ♦ Community Development Department ♦ 501 Primrose Road ♦ P (650) 558-7250 ♦



City of Burlingame Special Permit Application (R-1 and R-2)

The Planning Commission is required by law to make findings as defined by the City's Ordinance (Chapter 25.78). Your answers to the following questions can assist the Planning Commission in making the decision as to whether the findings can be made for your request. Refer to the end of this form for assistance with these questions.

- 1. Explain why the blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure's design and with the existing street and neighborhood.**

The proposed structure with 9'-6" first floor plate height and 8'-6" second floor plate height is not a bulk structure and we tried to meet all the requirements regarding the max allowed building height to make this structure blend into the neighborhood. The neighborhood on the right side is a new two-story residence farmhouse style close to our design and it is placed a little higher than our building. The left side, rear, and cross street neighbors are one-story residences.

- 2. Explain how the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood.**

In the design of the proposed building, we tried to select the materials to blend this structure into the neighborhood. We used board and bath siding with the window trim, stone-based columns, windows with horizontal grid lines, corbels, and decorative window shutters.

- 3. How will the proposed project be consistent with the residential design guidelines adopted by the City?**

We tried to address all the requirements of the design guidelines. Such as landscape design in the front yard and back yard to be compatible with other neighbors, requirements for two cars detached garage, trying to blend the design to the neighborhood pattern, driveway pattern, roof design, and the other items that helped us to not impact our neighbors with this design.

- 4. Explain how the removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the City's reforestation requirements. What mitigation is proposed for the removal of any trees? Explain why this mitigation is appropriate.**

Based on the arborist report we do not have any protected trees on this property, and based on the proposed landscape design we will try to save some of the existing trees and use them for an appropriate achievement in this regard.



City of Burlingame Minor Use Permit Application

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AUG 23 2022

CITY OF BURLINGAME
CDD-PLANNING DIV.

The Director or Planning Commission (if appealed) is required by law to make findings as defined by the City's Ordinance (Code Section 25.66.060). Your answers to the following questions can assist the Director or Planning Commission in making the decision as to whether the findings can be made for your request. Refer to the end of this form for assistance with these questions.

A. How will the proposed use be consistent with the General Plan, Zoning Ordinance, and any applicable Specific Plan?

This project is designed per city of Burlingame ordinance. The reason of the proposed 9'-6" plate height for the detached garage is, we wanted to have a same plate height as the main residence. So the appearance will be better once we have the garage gable and the main residence aligned.

B. How will the design, location, size, and operating characteristics of the proposed activity be compatible with the existing and future land uses in the vicinity?

The reason of the proposed 9'-6" plate height for the detached garage is, we wanted to have a same plate height as the main residence. So the desing and align the garage gable with the main residence.

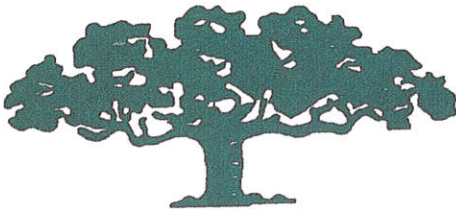
- C. Explain how the type, density, and intensity of use being proposed will not adversely affect the public convenience, health, interest, safety, or general welfare, constitute a nuisance, or be materially injurious to the improvements, persons, property, or uses in the vicinity and zoning district in which the property is located.

Detached garage is in the back of the property and will not negatively affect any of the above mentioned items .

- D. Explain how the site is physically suitable in terms of:

1. Its design, location, shape, and size to accommodate the use, and all fences, landscaping, loading, parking, spaces, walls, yards, and other features required to adjust the use with the land and uses in the neighborhood;
2. Streets and highways adequate in width and pavement type to accommodate public and emergency vehicle (e.g., fire and medical) access;
3. Public protection services (e.g., fire protection, police protection, etc.); and
4. The provision of utilities (e.g., potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.).

The site design is comply with the city of Burlingame ordinance and will not impact negatively any of the above mentioned items. Detached garage is in the back of the house and adding 6" to the height of the ceiling won't impact public protection, utility, highway, etc...



Mayne Tree Expert Company, Inc.

ESTABLISHED 1931

CERTIFIED FORESTER

• CERTIFIED ARBORISTS

• PEST CONTROL

• ADVISORS AND OPERATORS

STATE CONTRACTOR'S LICENSE NO. 276793

RICHARD L. HUNTINGTON
PRESIDENT

JEROMEY INGALLS
CONSULTANT/ESTIMATOR

January 20, 2022

Mr. Behzad Hadjian
1317 Paloma Ave
Burlingame, CA 94010

Dear Mr. Hadjian,

RE: (ARBORIST REPORT)

On January 12, 2022, at your request, I visited the above-referenced site. The purpose of my visit was to identify, inspect, and comment on any trees larger than 6 inches in diameter located on the property and within ten feet of the property line.

Limitations of this Report

The information within this report is based on a visual-only inspection that took place from ground level. I accept no responsibility for any unknown or unidentified defects associated with any of the trees in this report or on this property.

Method

Each tree was identified and given a number that is scribed onto a metal foil tag and placed on the trunk of the tree at eye level. This number has also been placed on the provided site plan to show the approximate location of each tree on the property. The diameter of each tree was found by measuring the trunk at 54 inches off the natural grade as described in the Heritage Tree Ordinance for the City of Burlingame. The height of each tree was estimated, and the canopy spread paced off to show the approximate dimensions for each tree. A condition rating was given to each tree. This rating is based on form and vitality and can be further defined by the following table:

0	–	29	Very Poor
30	–	49	Poor
50	–	69	Fair
70	–	89	Good
90	–	100	Excellent

Lastly, a comments section is included to give more individualized detail for each tree.

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CITY OF BURLINGAME
CDD-PLANNING DIV.

535 BRAGATO ROAD, STE. A
SAN CARLOS, CA 94070-6311

TELEPHONE: (650) 593-4400

FACSIMILE: (650) 593-4443

EMAIL: info@maynetree.com

Tree Survey

Tree #	Species Common (Scientific)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
1	Red Maple	5.7	80	25	15	Located in planter strip between sidewalk and street; partially covered root crown; good form, and vigor.
2	Red Maple	4.7	60	25	15	Located in planter strip between sidewalk and street; partially covered root crown; two-stem at 10 feet; good vigor, and poor form.
3	Bay Laurel	9.2	55	20	18	Partially covered root crown; leans northeast; side pruned along property line to the north; multi-stem top at 7 feet; healthy canopy with excess end weight; good vigor, and poor form.
4	Liquidambar	13.5	65	50	30	Roots cracking driveway and damaging the nearby retaining wall. Lifting property line fence; good vigor, and fair form.
5	Loquat	9.1	60	20	18	Measured below codominant attachment at 2 feet; several poorly attached limbs in upper canopy; moderate amount of interior deadwood; good vigor, and poor form.
6	Saucer Magnolia	12.2	55	20	15	Measured below three-stem attachment at 1 foot; leans southwest; good vigor, and poor form.
7	Loquat	7.0	55	15	15	Growing along the low retaining wall be driveway; leans north; multi-stem attachment at 6 feet; moderate amount of interior deadwood; good vigor, and poor form.
8	Apple	7.5 (Est.)	45	12	15	Root crown covered; two-stem at 1-foot; good vigor, and poor form.

Tree #	Species Common (Scientific)	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
9	Bay Laurel	16.0 (Est.)	45	20	18	Three-stem at base with included bark; codominant attachment with included bark at 1 foot on center stem; decay at old cuts at 5 feet; good vigor, and very poor form.
10	Fig	6.6	40	12	15	Root crown covered; measured below lowest branch at 1 foot high; suppressed growth by adjacent trees; poor form, and fair vigor.

Observations

This is a small well-maintained property with a single-family home and a detached garage. There are small lawns in the front and rear of the home.

Trees #1 and #2 are both Red Maples, located in the planter strip between the sidewalk and street Making them property of the City of Burlingame. Both have partially covered root crowns and good vigor. Tree #1 has good form and tree #2 has poor form with a two-stem attachment at 10 feet high.

No work is recommended at this time for these two trees. Any work performed on these trees requires a permit to be accomplished prior to commencing with the work.

Tree #3 is a Bay laurel located on the right side in front of the home. Soil and other organic material partially cover the root crown. The whole tree leans to the northeast, it is side pruned along the property line to minimize growth over the neighbor's driveway, it has a multi-stem top at 7 feet, and there is excess weight on the leaning side of the canopy. Overall, this tree has good vigor and poor form.

I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy into a smaller form to reduce the weight and promote a balanced form.

Tree #4 is a Liquidambar located near the left front corner of the property. Its roots are cracking the nearby driveway, damaging a nearby short brick wall, and lifting the property line fence. Overall, this tree has good vigor and fair form.

I recommend removal of this tree as it too large for its location, is presently causing damage to the surrounding environment, and will continue to cause more severe damage in the future. Mitigation measured for this tree are limited due to the small growing space and prolific surface roots produced by this type of tree.

Tree #5 is a Loquat located on the left side of the property between the driveway and the property line fence. I measured below the codominant attachment at 2 feet, several poorly attached limbs in the upper canopy and a moderate amount of interior deadwood. Overall, this tree has good vigor and poor form.

I recommend routine tree maintenance that should include shaping the canopy and removing the interior deadwood.

Tree #6 is a Saucer Magnolia located on the left side of the home between the driveway and the property line. I measured the trunk below a three-stem attachment at 1 foot, the whole tree leans to the southwest, has good vigor, and poor form.

I recommend routine tree maintenance that should include shaping the tree to maintain a smaller rounded balanced form.

Tree #7 is a Loquat located along the left side of the property between the driveway and the property line. It is growing very near a low retaining wall, leans to the north. Has a moderate amount of interior deadwood and has a multi-stem attachment at 6 feet.

I recommend routine tree maintenance that should include removal of the interior deadwood and shaping the canopy.

Tree #8 is an Apple located in the rear of the home. Ivy and other organic material cover the root crown. It has a two-stem attachment at one-foot, good vigor, and poor form.

I recommend routine tree maintenance that should include exposing the root crown and shaping the canopy to maintain a smaller form.

Tree #9 is a Bay Laurel located along the right side of the garage. It has a three-stem attachment at the base with included bark, a codominant attachment with included bark at 1 foot on the center stem, decay at 5 feet on each stem from old pruning cuts, good vigor, and poor form.

I recommend routine tree maintenance that should include exposing the root crown and reducing the overall height of this tree to maintain a smaller form. Potential removal of this tree should be considered as the roots may damage the foundation of the garage in the future.

Tree #10 is a small Fig located in the rear of the property. Soil and other organic material cover the root crown, I measured the trunk below the lowest limb at 1 foot, the canopy is suppressed by adjacent taller canopies, it has poor form and fair vigor.

I recommend removal of this tree as it has limited growing space and does not appear to be an especially vigorous specimen.

Summary

Trees #4, #7, and #9 have the potential for damaging the surrounding hardscape as they become large. Because of this I recommend considering removal in the future (Within 3-5 years).

All other trees need routine tree maintenance that should include exposing the root crowns and shaping the canopies to maintain smaller rounded forms.

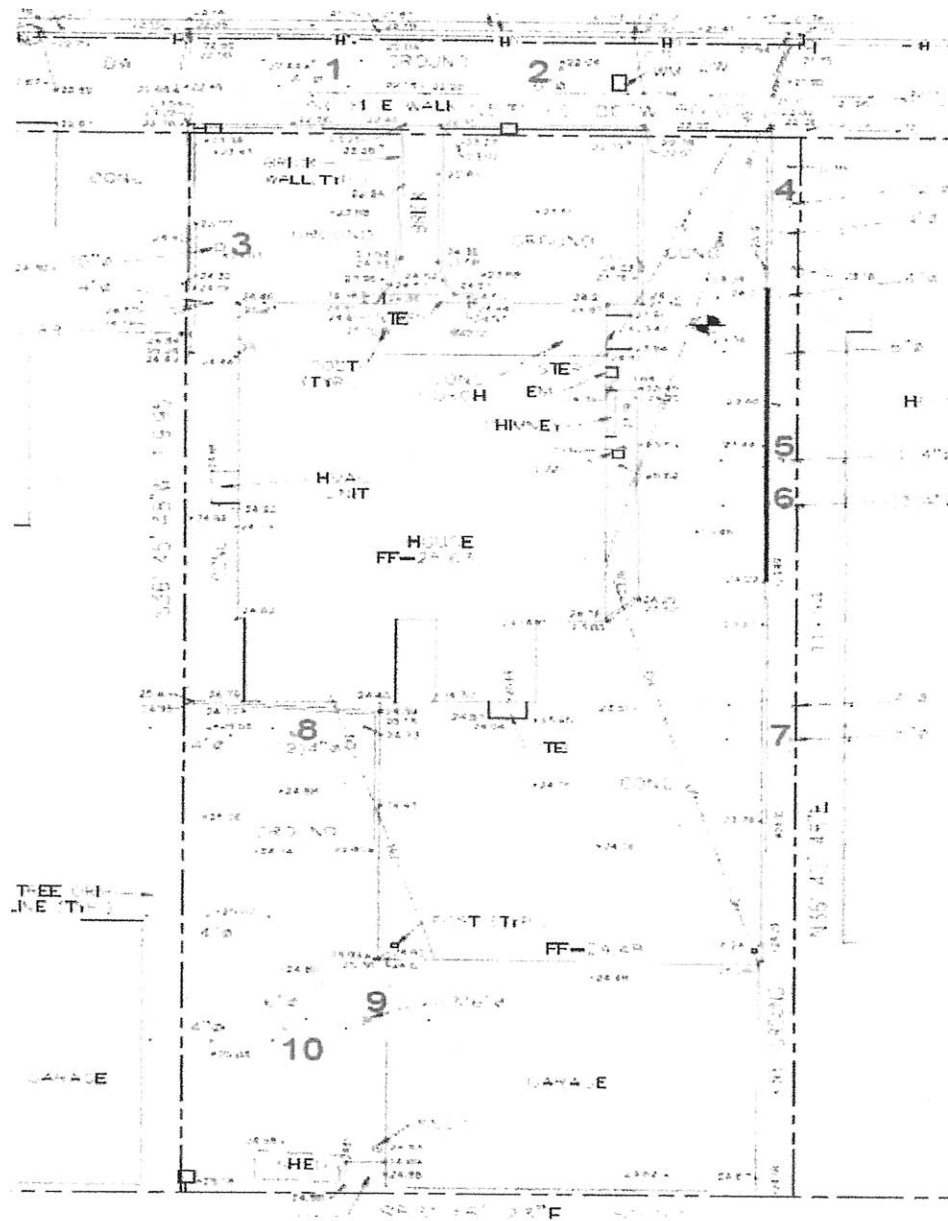
All tree work performed because of this report should be accomplished by a qualified licensed tree care professional.

I believe this report is accurate and based on sound arboricultural principles and practices. If I can be of further assistance, please contact me at my office.

Jeromey A. Ingalls
Certified Arborist WE #7076A

JAI:lg







CITY OF BURLINGAME
COMMUNITY DEVELOPMENT DEPARTMENT
501 PRIMROSE ROAD
BURLINGAME, CA 94010
PH: (650) 558-7250
www.burlingame.org

Project Site: 1317 Paloma Avenue, zoned R-1

The City of Burlingame Planning Commission announces the following virtual public hearing via Zoom on **Monday, September 12, 2022 at 7:00 P.M.** You may access the meeting online at www.zoom.us/join or by phone at (346) 248-7799:

Meeting ID: 864 9704 7133 Passcode: 301476

Description: Application for Design Review, Special Permit for first and second story plate heights, and Minor Use Permit for detached garage plate height for a new, two-story single-unit dwelling and detached garage.

Members of the public may provide written comments by email to: publiccomment@burlingame.org.

Mailed: September 2, 2022

(Please refer to other side)

**PUBLIC HEARING
NOTICE**

City of Burlingame - Public Hearing Notice

If you have any questions about this application or would like to schedule an appointment to view a hard copy of the application and plans, please send an email to planningdept@burlingame.org or call (650) 558-7250.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed, should contact the Planning Division at planningdept@burlingame.org or (650) 558-7250 by 10 am on the day of the meeting.

If you challenge the subject application(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in the notice or in written correspondence delivered to the city at or prior to the public hearing.

Property owners who receive this notice are responsible for informing their tenants about this notice.

Kevin Gardiner, AICP
Community Development Director

(Please refer to other side)

1317 Paloma Avenue
300' noticing
APN: 026-085-100

